

**County of San Diego TIF Program**  
**ALPINE FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$488 / acre	\$267 / acre	\$755 / acre
<b>AIRPORT</b>			
Commercial	\$17,081 / ksf	\$9,330 / ksf	\$26,411 / ksf
General Aviation	\$1,464 / acre	\$800 / acre	\$2,264 / acre
Heliports	\$24,402 / acre	\$13,328 / acre	\$37,730 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$149,400 / acre	\$81,600 / acre	\$231,000 / acre
Self-serve	\$24,900 / wash stall	\$13,600 / wash stall	\$38,500 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$15,667 / fueling space	\$44,352 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$15,178 / fueling space	\$42,966 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$14,688 / fueling space	\$41,580 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$4,896 / ksf	\$13,860 / ksf
Auto Repair Center	\$3,586 / ksf	\$1,958 / ksf	\$5,544 / ksf
Auto Parts Sales	\$10,757 / ksf	\$5,875 / ksf	\$16,632 / ksf
Quick Lube	\$7,171 /	\$3,917 /	\$11,088 /
Tire Store	\$4,482 / ksf	\$2,448 / ksf	\$6,930 / ksf
<b>CEMETERY</b>	\$1,245 / acre	\$680 / acre	\$1,925 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$1,994 / ksf	\$1,089 / ksf	\$3,084 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$4,760 / ksf	\$13,475 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$6,052 / ksf	\$17,133 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$8,486 / ksf	\$24,024 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$12,730 / ksf	\$36,036 / ksf
<b>Commercial Shops</b>			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$4,624 / ksf	\$13,090 / ksf
Electronics Superstore	\$10,583 / ksf	\$5,780 / ksf	\$16,363 / ksf
Factory Outlet	\$8,466 / ksf	\$4,624 / ksf	\$13,090 / ksf
Supermarket	\$31,748 / ksf	\$17,340 / ksf	\$49,088 / ksf
Drugstore	\$19,049 / ksf	\$10,404 / ksf	\$29,453 / ksf

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Convenience Market (15-16 hours)	\$105,825 / ksf	\$57,800 / ksf	\$163,625 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$80,920 / ksf	\$229,075 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$98,260 / ksf	\$278,163 / ksf
Discount Club	\$12,699 / ksf	\$6,936 / ksf	\$19,635 / ksf
Discount Store	\$12,699 / ksf	\$6,936 / ksf	\$19,635 / ksf
Furniture store	\$1,270 / ksf	\$694 / ksf	\$1,964 / ksf
Lumber Store	\$6,350 / ksf	\$3,468 / ksf	\$9,818 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$4,624 / ksf	\$13,090 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$6,936 / ksf	\$19,635 / ksf
Garden Nursery	\$8,466 / ksf	\$4,624 / ksf	\$13,090 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$12,716 / ksf	\$35,998 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$578 / unit	\$1,636 / unit
<b>EDUCATION</b>			
University (4 years)	\$598 / student	\$326 / student	\$924 / student
Junior College (2 years)	\$296 / student	\$162 / student	\$458 / student
High School	\$304 / student	\$166 / student	\$470 / student
Middle/Junior High	\$306 / student	\$167 / student	\$474 / student
Elementary	\$359 / student	\$196 / student	\$554 / student
Day Care	\$1,071 / child	\$585 / child	\$1,656 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$28,760 / ksf	\$15,708 / ksf	\$44,468 / ksf
with Drive-Through	\$38,346 / ksf	\$20,944 / ksf	\$59,290 / ksf
Drive-Through only	\$47,933 / lane	\$26,180 / lane	\$74,113 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$13,090 / lane	\$37,056 / lane
Savings & Loan	\$11,504 / ksf	\$6,283 / ksf	\$17,787 / ksf
Drive-Through only	\$47,933 / lane	\$26,180 / lane	\$74,113 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$13,090 / lane	\$37,056 / lane
<b>HOSPITAL</b>			
General	\$4,880 / bed	\$2,666 / bed	\$7,546 / bed
Convalescent/Nursing	\$732 / bed	\$400 / bed	\$1,132 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$1,741 / ksf	\$4,928 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$1,066 / ksf	\$3,018 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$1,319 / ksf	\$3,735 / ksf
Manufacturing/Assembly	\$966 / ksf	\$528 / ksf	\$1,494 / ksf
Warehousing	\$1,208 / ksf	\$660 / ksf	\$1,867 / ksf
Storage	\$483 / ksf	\$264 / ksf	\$747 / ksf
Science Research & Development	\$1,932 / ksf	\$1,055 / ksf	\$2,988 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$792 / acre	\$2,241 / acre
<b>LIBRARY</b>	\$10,956 / ksf	\$5,984 / ksf	\$16,940 / ksf
<b>LODGING</b>			

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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$1,306 / room	\$3,696 / room
Motel	\$2,151 / room	\$1,175 / room	\$3,326 / room
Resort Hotel	\$1,912 / room	\$1,044 / room	\$2,957 / room
Business Hotel	\$1,673 / room	\$914 / room	\$2,587 / room
<b>MILITARY</b>	\$610 / person	\$333 / person	\$943 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$2,611 / ksf	\$7,392 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$2,243 / ksf	\$6,349 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$1,583 / ksf	\$4,481 / ksf
Single Tenant Office	\$3,381 / ksf	\$1,847 / ksf	\$5,228 / ksf
Corporate Headquarters	\$1,691 / ksf	\$923 / ksf	\$2,614 / ksf
Government (Civic Center)	\$6,275 / ksf	\$3,427 / ksf	\$9,702 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$10,282 / ksf	\$29,106 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$22,848 / ksf	\$64,680 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$34,272 / ksf	\$97,020 / ksf
Mail Drop Lane only	\$313,740 / lane	\$171,360 / lane	\$485,100 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$85,680 / lane	\$242,550 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$20,563 / ksf	\$58,212 / ksf
Medical-Dental	\$11,205 / ksf	\$6,120 / ksf	\$17,325 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$6,392 / acre	\$18,095 / acre
Regional (developed)	\$4,681 / acre	\$2,557 / acre	\$7,238 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$639 / acre	\$1,810 / acre
State (average 1000 acres)	\$234 / acre	\$128 / acre	\$362 / acre
Amusement (Theme)	\$18,725 / acre	\$10,227 / acre	\$28,952 / acre
San Diego Zoo	\$26,917 / acre	\$14,702 / acre	\$41,619 / acre
Sea World	\$18,725 / acre	\$10,227 / acre	\$28,952 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$135,954 / klf shore	\$74,256 / klf shore	\$210,210 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$6,188 / klf shore	\$17,518 / klf shore
Bowling Center	\$6,798 / ksf	\$3,713 / ksf	\$10,511 / ksf
Campground	\$906 / campsite	\$495 / campsite	\$1,401 / campsite
Golf Course	\$1,586 / acre	\$866 / acre	\$2,452 / acre
Driving Range only	\$15,861 / acre	\$8,663 / acre	\$24,525 / acre
Marinas	\$906 / berth	\$495 / berth	\$1,401 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$11,138 / acre	\$31,532 / acre
Racquetball/Health Club	\$6,798 / ksf	\$3,713 / ksf	\$10,511 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$3,625 / acre	\$1,980 / acre	\$5,606 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$6,188 / acre	\$17,518 / acre
Indoor Arena	\$6,798 / acre	\$3,713 / acre	\$10,511 / acre
Racetrack	\$9,064 / acre	\$4,950 / acre	\$14,014 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$9,030 / ksf	\$25,564 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural	\$2,898 / unit	\$1,583 / unit	\$4,481 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,415 / unit	\$1,319 / unit	\$3,735 / unit
(average 3-6 DU/acre)			
Condominium	\$1,932 / unit	\$1,055 / unit	\$2,988 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,449 / unit	\$792 / unit	\$2,241 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,932 / unit	\$1,055 / unit	\$2,988 / unit
(6-20 DU/acre)	\$1,449 / unit	\$792 / unit	\$2,241 / unit
Mobile Home			
Family	\$1,208 / unit	\$660 / unit	\$1,867 / unit
Adults Only	\$725 / unit	\$396 / unit	\$1,120 / unit
Retirement Community	\$966 / unit	\$528 / unit	\$1,494 / unit
Congregate Care Facility	\$605 / unit	\$330 / unit	\$936 / unit
<b>RESTAURANT</b>			
Quality	\$21,912 / ksf	\$11,968 / ksf	\$33,880 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$19,149 / ksf	\$54,208 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$77,792 / ksf	\$220,220 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$83,776 / ksf	\$237,160 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$17,952 / ksf	\$50,820 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$6,225 / ksf	\$3,400 / ksf	\$9,625 / ksf
Truck Terminal	\$2,490 / ksf	\$1,360 / ksf	\$3,850 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$23,120 / berth	\$65,450 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$40,800 / acre	\$115,500 / acre
Park & Ride Lots	\$99,600 / acre	\$54,400 / acre	\$154,000 / acre
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